

**City of Minneapolis  
CPED - Public Land Sale**

**Section I. Property Information**

**PROJECT COORDINATORS COMPLETE SECTION I.**

**ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY.**

**PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: Edith Johnson Phone #: 673-5262 Date: 7/31/2008 REVIEW TO BE COMPLETED BY:  
8/14/08

1. Address: 1411 Sheridan Av N Property Identification Number (PIN): 17-029-24-44-0162
2. Lot Size: 5,160 sq. ft.
3. Current Use: Vacant SF home.
4. Current Zoning: R1A
5. Proposed future use (include attachments as necessary): SF new construction housing unit.
6. List addresses of adjacent parcels owned by CPED/City:

None

7. Project Coordinator comments: Existing structure will probably be demolished.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

**Section II. Zoning Review**

8. Lot is ☒ Buildable ☐ Non-Buildable for **any** structure. Explain: Single-family dwellings are a permitted use in the R1A zoning district. The minimum lot area for a SFD in R1A is 5,000 square feet.
9. Will any land use applications (rezoning, variances, etc) be required to achieve the **proposed** future use noted in item 5? Yes ☒ No ☐ If yes, what applications? At minimum an administrative site plan review will be required.
10. Comments: \_\_\_\_\_

Completed by: Aly Pennucci Date: 8/11/2008

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

**Section III. Community Planning Review**

11. Adopted small area plan(s) in effect for parcel – please list:  
None
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: Not in a designated area
13. Is future land use proposed in item 5 consistent with future land use plans?  
Yes ☒ No ☐ If no, why not? \_\_\_\_\_
14. Does the City own adjacent parcels that could be combined with this parcel to create a larger development (see item 6).  
Yes ☐ No ☒ If yes, explain development scenario possible by combining City-owned parcels. \_\_\_\_\_
15. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes ☐ No ☒  
If Yes, what type of development? \_\_\_\_\_

Comments: \_\_\_\_\_

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Completed by: Tom Leighton Date: 8/13/2008

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

**Planning Director Review - by: Barbara Sporlein Date: 8/14/2008**

PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,  
NANCY.THURBER@CI.MINNEAPOLIS.MN.US, AND THE PROJECT COORDINATOR.

Multi-Family Housing Staff Comments – by: Wes Butler Date: 8/15/2008

Comments: This property is too small for Multifamily use.

Single Family Housing Staff Comments – by: Elfric Porte, II Date: 8/19/08

Comments: The development of this site for ownership housing will support this neighborhood artist cluster focus.

Real Estate Development Services Staff Comments – by: Kaye Anderson Date: 8/19/2008

Comments: REDS supports the proposed use.

Business Development Staff Comments – by: Kristen Guild Date: 9/9/2008

Comments: Business Development does not have an interest in this property for economic development purposes.

**Economic Development Director Review - by: Cathy Polasky Date: 9/15/2008**

**PLEASE CHECK ONE BOX:**

☒ **PROCEED to market the property as proposed**

(Project Coordinator: Contact Community Planner at the time land sale is to occur for presentation to Planning Commission)

☐ **HOLD this property for further discussion**

(Project Coordinator: Route a new form following staff discussion)

**Housing Director Review - by: Tom Streitz Date: 9/16/2008**

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,